



***Town of Tyngsborough***  
***Planning Board***  
25 Bryants Lane,  
Tyngsborough, Massachusetts 01879-1003  
Office: (978) 649-2300 ext. 115

MINUTES  
July 17, 2014  
**APPROVED**

Attachments:

1. Meeting Agenda
2. 422 Middlesex Rd. Email from Mark Greenbaum – 7/9/14

Members Present: Steve Nocco, Chairman  
Tom Delmore  
Caryn DeCarteret  
Jesse Johnson, David E. Ross Associates

Members Absent: Steve O'Neill  
Kimberly O'Brien

**7:00pm -** Meeting called to order by Chairman Steve Nocco

**7:02pm DISCUSSION**

1. 422 Middlesex Rd. Development – Mark Greenbaum

Land owner Mark Greenbaum appeared before the Board to discuss the potential development of 55+ acres of industrial zoned land on Middlesex Rd. located behind the Olive Garden restaurant. Mr. Greenbaum reported that he has been trying to sell the land for a few years and has been approached by several different entities that have a variety of projects to develop. He sought the Board's opinion of what type of project they'd like to see in that location, specifically would a 55 and over housing development or an affordable housing development be a viable project.

The Board noted that since this parcel is zoned I-1, and B-3, and the TJ Maxx plaza is adjacent to the parcel, they would like to see a light industrial project, but acknowledged that the lack of sewer made it tough to find occupants for that type of development. The Board went on to say that a 55 and over community would be a far better alternative to any type of affordable housing development as the Town's school system wouldn't be inundated. In addition, sewer expansion would be key to the success of any type of development. The Sewer Commission has been in talks with Nashua New Hampshire regarding expansion from Nashua, and will continue pursuing this route for the future.

2. Beaver Run South Subdivision – Frank Polak

Mr. Polak did not appear for this discussion.

## **ADMINISTRATIVE**

### 1. Minutes

**T. Delmore:** Motion to approve the minutes as written from the 6/2/14 meeting.

**C. DeCarteret:** 2<sup>nd</sup> the motion

**In Favor: 3 Opposed: 0 Absent: 2**

**Passes: 3-0-2**

**T. Delmore:** Motion to approve the minutes as written from the 6/5/14 meeting.

**C. DeCarteret:** 2<sup>nd</sup> the motion

**In Favor: 3 Opposed: 0 Absent: 2**

**Passes: 3-0-2**

### 2. New Business

**C. DeCarteret:** Motion to cancel the 8/7/14 meeting.

**T. Delmore:** 2<sup>nd</sup> the motion

**In Favor: 3 Opposed: 0 Absent: 2**

**Passes: 3-0-2**

**7:15pm**

**C. DeCarteret:** Motion to adjourn

**T. Delmore:** 2<sup>nd</sup> the motion

**In Favor: 3 Opposed: 0 Absent: 2**

**Passes: 3-0-2**

Minutes respectfully submitted by,  
Pamela Berman  
Planning Board Administrative Assistant  
Pamela Berman